

Great Barrington Zoning Board of Appeals

Minutes of April 30, 2014, meeting.

Attending were Chairman Ron Majdalany, Vice Chairman Carolyn Ivory, Kathy Kotleski, Madonna Meagher and alternate Don Hagberg. The meeting opened at 7:32 p.m. at Great Barrington Town Hall. On a motion by Ms. Ivory, seconded by Ms. Meagher, the board (except Mr. Hagberg, who had not been at the meeting) approved March 25, 2014, minutes.

The chairman opened a public hearing on the special permit application of **WDM Properties LLC** (No. 827-14) for property at 11 Crissey Road. Craig Barnum and counsel Denis Egan appeared before the board. ZBA members made a site visit prior to the hearing. The secretary read the notice for the hearing and attested it had been advertised and posted as required. The chairman asked Mr. Hagberg to sit in for member Michael Wise.

Mr. Egan said the application is to convert a contractor's yard to, in part, a warehouse/storage use. Previous owner Verizon parked vehicles inside the building and stored utility poles outdoors. The property has 3.9 acres. The building has 15,000 square feet, of which two-thirds is leased to Crossfit. The other third will be leased long-term to contractors or others for storage. They will have access at any time, but, Mr. Barnum said in response to a question from Ms. Meagher, he expects traffic to be in daytime. Mr. Egan said the use fits with the neighborhood. There would be no increased traffic, he said. He said he has letters of support from two abutters. In answer to a question from Ms. Ivory, he said there are no plans to use land other than what is already in use. On a motion by Ms. Kotleski, seconded by Ms. Ivory, the hearing was closed at 7:37 p.m. The chairman polled members as to whether the proposed use was more detrimental than the previous one. All members said no. On the checklist, members said the proposal serves the community's economic needs; has no effect on traffic; makes no change in utilities; fits with the character of Crissey Road; will have no impact on the natural environment as the yard and building are already there; and fiscally should help the business community and maintain the town's real estate tax base. Ms. Ivory moved to approve the change of use from contractor's yard to storage and warehouse. Ms. Meagher seconded and all voted in favor. Ms. Kotleski offered to write the opinion.

Attorney Elizabeth Quigley appeared at 8 p.m. on behalf of appellants **Lynn Hutchinson and Brian Schwab** (No. 826-14) to ask for a continuation of that hearing to June 10. The ZBA noted the evening would be preferred as two members who were at the opening of the hearing were not at the April 30 meeting. Ms. Kotleski moved to continue the hearing to June 10, 2014, at 7:30 p.m. or following two other hearings that evening. Ms. Ivory seconded and all were in favor. The board agreed to hold a hearing on Housatonic Solar 1 LLC's special permit for a solar panel field on VanDeusenville Road the same night, at 7:30 p.m. or following the Lipton Mart hearing. The board said it would make site visits on June 10: Lipton Mart/Mobil (No. 828-14) on Stockbridge Road, 5 p.m.; Housatonic Solar/Gillett gravel bed (No. 830-14), 5:15 p.m. or so; and Hutchinson, 5:30 p.m. or as soon as members can make it.

The meeting adjourned at 8:02 p.m.

Respectfully submitted

Bernard A. Drew, Secretary

